GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING

Office of the Director

MEMORANDUM

DATE: June 29, 2004

TO: District of Columbia Board of Zoning Adjustment

THROUGH: JLS for Andrew Altman, Director OP
Ellen McCarthy, Deputy Director OP

FROM: David J. McGettigan, AICP

SUBJECT: Board of Zoning Adjustment Case No. 17168
Spiegal Property
500-502 Florida Avenue, NW
Square 475 Lot 19

SUPPLEMENTAL REPORT

The applicant has submitted revised drawings to the Office of Planning. The revised plans show a 4' by 4' spiral staircase to access the proposed rooftop deck in the existing closed court. Additional relief is required from the non-conforming structure provisions of §2001.3, the lot occupancy requirements of §772, the court width and area requirements of §776.

Recommendation:
As indicated in the original report the Office of Planning finds there are exceptional conditions of the existing structure that create practical difficulties in renovating and restoring the existing structure to a reasonable residential use. The Office of Planning does not believe that the granting of the relief requested will be a substantial detriment to the public good or substantially impair the intent, purpose and integrity of the zone plan. Therefore, the Office of Planning recommends approval of the variances.

BZA
Case No. 17168
Exhibit No. 29

Board of Zoning Adjustment
District of Columbia
CASE NO. 17168
EXHIBIT NO. 29